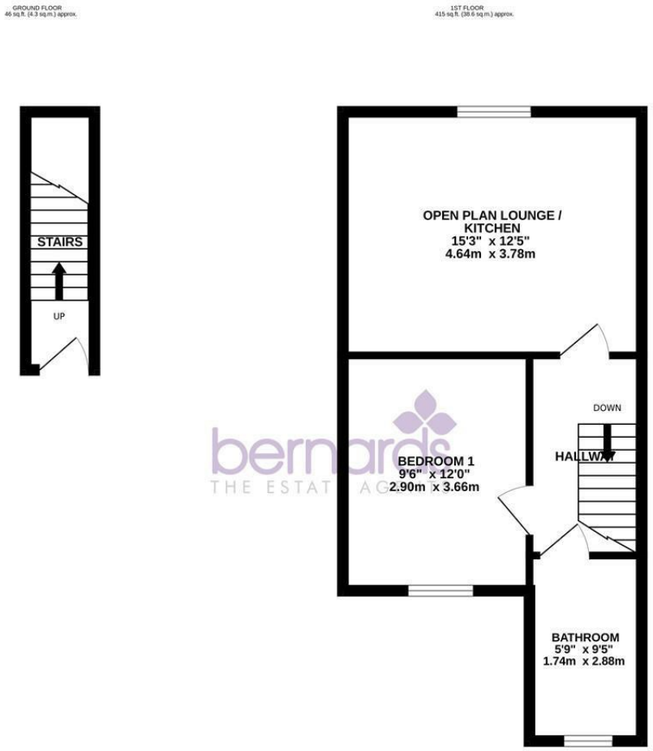
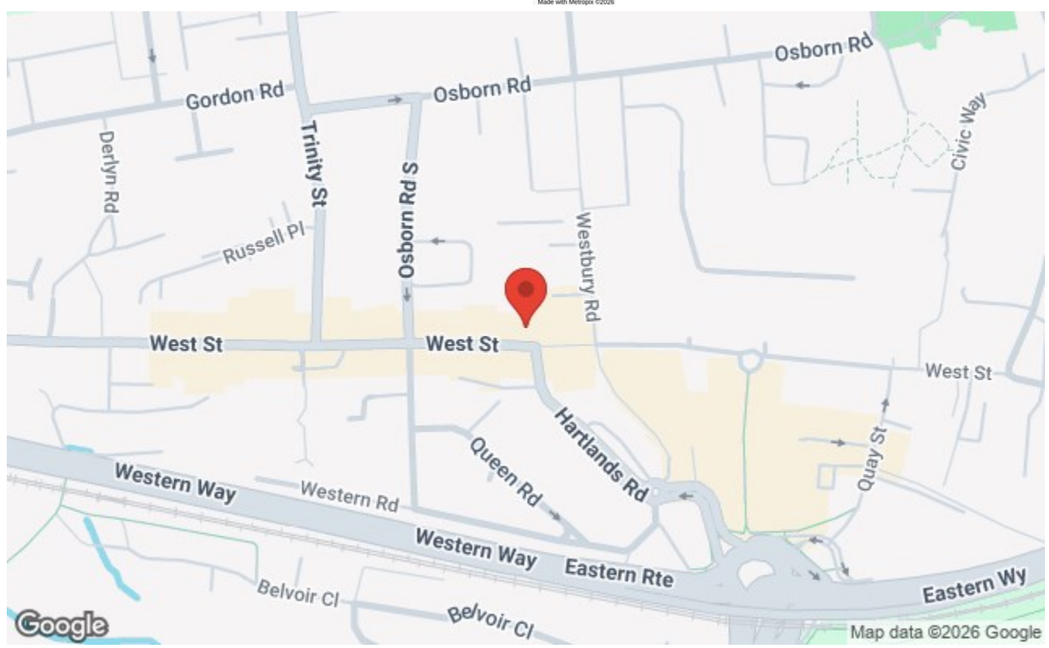




FOR SALE

Offers Over £120,000

West Street, Fareham PO16 0DU

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- SHOWER ROOM
- KITCHEN/LOUNGE
- PRIVATE ENTRANCE
- CLOSE TO SHOPS & CAFES
- IDEAL FIRST TIME BUY OR INVESTMENT
- MODERN THROUGHOUT

We are delighted to welcome to the market this well-presented first-floor flat, ideally situated on Fareham High Street, offering convenient access to a fantastic range of local shops, cafés, amenities and transport links.

The accommodation comprises a spacious double bedroom, a modern shower room, and an open-plan kitchen/lounge, providing comfortable and practical living space.

An excellent opportunity for first-time buyers looking to get onto the property ladder, or investors seeking a property in a convenient and popular location.

Early viewing is highly recommended!

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

PRIVATE ENTRANCE

LIVING ROOM

KITCHEN

SHOWER ROOM

BEDROOM

LEASEHOLD

The seller has confirmed the property has a lease of 999 years remaining and has confirmed there is no service charge or ground rent.

ANTI - MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further !

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT

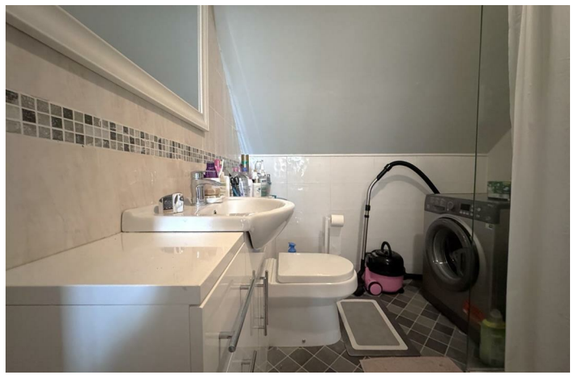
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

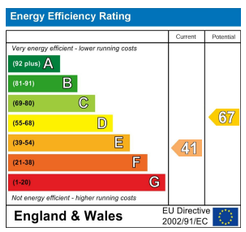
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